

Francis Wheatley House  
3060-3062 M Street, N.W.  
Georgetown  
Washington  
District of Columbia

HABS No. DC-114

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73-

PHOTOGRAPHS  
WRITTEN AND HISTORICAL DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Washington Planning and Service Center  
1730 North Lynn Street  
Arlington, Virginia

## FRANCIS WHEATLEY HOUSE

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73-Location:

Georgetown, Washington, D. C.

- (1) 3060 and 3062 M Street, N.W. Lot 808. Part of old Lot 57, Old Georgetown. Square 1198. 3060 is ground floor store; 3062 door to upstairs apartments. Formerly 83 Bridge Street.\*
- (2) 3064 and 3066 M Street, N.W. Lot 807. Part of old Lot 57, Old Georgetown. Square 1198. 3064 is door to upstairs apartments; 3066 is door to ground floor store. Formerly 81 Bridge Street.\*

\*[Acc. to records of Mrs. Mary Mitchell.]

Present Owners:

- (1) 3060 and 3062 M Street, N.W.  
Barney Gelman and wife, tenants by the entirety residing at this address; owners of delicatessen on ground floor.
- (2) 3064 and 3066 M Street, N.W.  
Ernest A. Antignani and Leland B. Piper, joint tenants.

Present Occupants:

- (1) Mr. and Mrs. Barney Gelman
- (2) Ernest A. Antignani

Present Use:

- (1) Kosher delicatessen grocery store on ground floor; living quarters in two upper floors.
- (2) Antique, upholstery and drapery store on ground floor; living quarters in two upper floors.

Statement of  
Significance:

The design, brickwork, and cast-iron of the fronts of these buildings, which form a virtually identical pair, provide an interesting and good example of American architecture of the period between 1860 and 1875. They make a distinguished contribution to the commercial section of Georgetown, in which premises for a small business downstairs and living quarters upstairs are often combined. The two buildings, at the time their fronts were built, were owned by Francis Wheatley, a leading citizen of Georgetown, and were passed on to two of his sons. The properties were in the Wheatley family from 1842 to 1920.

PART 1. HISTORICAL INFORMATION

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73-

A. Physical History:

1. Original and subsequent owners of Lots 808 and 807:

Buildings: No record of 808 until tax assessments 1862-64 referring to both lots and two 3-story brick houses thereon. As for 807, a deed April 1, 1813 recorded April 15, 1813 (Liber AE folio 315), covering lot directly west of it, refers to "John Yerby's 3-story brick house" adjacent on east side. Assessments indicate Francis Wheatley rebuilt both houses with a facade common to both about 1870.

LOT 808 3060-62 M Street, N.W.

1813 Deed February 19, 1813, recorded June 8, 1813  
Liber AE folio 459  
John Wirt

To  
Daniel Kurtz

All but the southern 20' x 17'6".

1815 Deed October 20, 1815, recorded December 13, 1815  
Liber AK folio 316  
John Wirt

To  
Daniel Kurtz

The southern 20' x 17'6" to complete lot 17'6" by 140' NW corner of which is at point 72'5" east of NW corner building at corner M Street and 31st Street.

1825 Deed September 23, 1825, recorded November 5, 1825  
Liber WB 15 folio 123

Daniel Kurtz, trustee of John Wirt, Daniel Bussard, Bank of Columbia to Richard Smith, Cashier, Bank of United States. Sale under default under trust by which Wirt conveyed to Kurtz to secure said Bank of Columbia--said land having been sold October 8, 1819, by Kurtz to Bussard as agent for Bank of Columbia for \$4,725 and Bank of Columbia (which failed) being indebted to the Bank of U. S. (No record found of deed dated October 8, 1819.)

1829 Deed November 5-6, 1828  
Liber WB 27 folio 404

Richard Smith, Cashier, Bank of United States  
To  
Bank of United States

HABS  
DC  
GEO  
73-

- 1838 Deed January 29, 1838, recorded March 8, 1838  
Liber WB 67 folio 42  
Bank of United States  
To  
Richard Smith, as trustee for  
Clement Smith  
William S. Nicholls  
John Kurtz  
John Carter  
William Jewell  
William W. Corcoran  
Samuel Swartwont  
Dudley Seldon  
Elisha Riggs  
Walter Mead  
John S. Grary and  
John Wheelright  
who agreed in 1838 to buy as tenants in common  
numerous valuable properties in Washington and  
Georgetown, including property under study  
(lot 808).
- 1842 Deed February 22, 1842, recorded February 25, 1842  
Liber WB 91 folio 182 (new)  
Richard Smith (1st part), William S. Nicholls (2nd  
part, representing group listed in deed of Janu-  
ary 29, 1838), and Francis Wheatley (3rd part).  
This says Bank of U. S., after selling land to  
persons named (see above), conveyed them to Smith  
so he could convey the lands by his deed as re-  
quested by the buyers, represented by Nicholls.  
Says the group had sold lot under study (Lot 808)  
to Francis Wheatley for \$1,200 (cash and notes).  
(Deed 1/24/1843 Liber 99 folio 252 released  
Wheatley from indenture deed 2/24/1842 Liber WB 92  
folio 289 conveying property to R. Smith as secur-  
ity).
- 1883 Francis Wheatley died October 23, 1883. His will  
transferred estate, share and share alike to his  
sons, Charles, Samuel E., Walter T., and William  
Wheatley, his daughter, Marion W. McCullough,  
and Martha V. C. Taylor, daughter of dead sister.  
(Son Francis, Jr., killed in Civil War, son George  
died before his father). The heirs and executors  
transferred lands, including property under study  
(Lot 808) to William A. Gordon, family lawyer, as  
trustee by deed September 4, 1884, recorded  
September 11, 1884 Liber 1098 folio 64.
- 1884 Deed made and recorded September 11, 1884  
Liber 1098 folio 76  
William A. Gordon, trustee  
To  
Charles Wheatley  
Charles Wheatley died May 10, 1898. His will  
called for transfer of his real and personal  
property in four equal parts to (1) his sister

- Marion W. McCullough, (2) brother Samuel E.,  
(3) brother Walter T., and (4) brother William.  
Marion McCullough died. Her son, Frank W.  
McCullough went bankrupt (in Norfolk, Virginia).  
By court decree 11/22/1919 interest of Frank in  
estate of Charles Wheatley was transferred to  
his wife, Virginia Hayes McCullough. Samuel E.  
Wheatley died June 2, 1900, leaving seven  
children.
- 1921 Deed recorded May 13, 1921, Liber 4530 folio 95  
Instrument 44 states Lot 808 reverted in full  
title to Virginia Hayes McCullough being thereby  
released from Gordon and Gordon (J. Holdsworth  
Gordon was "surviving trustee" of Charles  
Wheatley's estates). However, on decision to  
sell, lawyers decided all surviving heirs of  
Charles Wheatley should sign deed of conveyance.
- 1921 Deed recorded May 13, 1921, Liber 4530 folio 96  
Heirs of: Charles Wheatley (eleven persons, in-  
cluding Virginia H. McCullough and seven chil-  
dren of Samuel E. Wheatley)  
To  
Mary Shapiro
- 1947 Deed recorded October 3, 1947, Liber 8591 folio 33  
Mary Shapiro  
To  
Sol Shapiro
- 1947 Deed recorded October 14, 1947, Liber 8599 folio 143  
Mary Shapiro  
To  
Solomon Shapiro
- 1958 Deed recorded July 8, 1958, Liber 11068 folio 522  
Sol Shapiro  
To  
George T. Allen
- 1958 Deed recorded July 8, 1958, Liber 11068 folio 524  
George T. Allen and wife  
To  
Barney Gelman and wife

LOT 807

- 1812 Deed November 13, 1812, recorded November 14, 1812  
Liber AD folio 551  
John Peter  
To  
John Yerby  
Lot 54'11" east of building extending 17'6" along  
Bridge (M) Street and 120' south. Supplemented

- by deed May 31, 1817, recorded August 25, 1817  
Liber AO folio 378, adding piece 17'6" x 20' to  
make lot 140' deep instead of 120'. 73-
- 1818 Deed November 24, 1818, recorded May 17, 1819  
Liber AU folio 420  
John Yerby  
To  
John Edwards
- 1836 Deed July 1, 1836, recorded August 19, 1836  
Liber WB 59 folio 413  
John Edwards  
To  
William S. Nicholls  
Notes: "...upon which lot stands the 3-story  
brick house erected by John Yerby and now in  
the occupation of Sedley Woodward."
- 1842 Deed February 22, 1842, recorded February 25, 1842  
Liber WB 91 folio 264  
William S. Nicholls and his wife Margaret  
To  
Francis Wheatley  
Deed recites above chain of title going back  
to John Peter. Francis Wheatley died October  
23, 1883. Will summarized in 7th item on Lot  
808 above. Property in trust by deed Septem-  
ber 4, 1884 (Liber 1098 folio 64) to William  
A. Gordon, family lawyer, for disposal.
- 1884 Deed made and recorded September 11, 1884  
Liber 1098 folio 84  
William A. Gordon, trustee  
To  
Walter T. Wheatley and wife  
Walter T. Wheatley died July 29, 1919. Widow,  
Minnie D., held the property.
- 1920 Deed May 20, 1920, recorded May 27, 1920  
Liber 4384 folio 19  
Minnie (Malvina) D. Wheatley, widow of Walter T.  
To  
Simon Snyder and his wife Bertha  
Simon Snyder died (date unknown).
- 1960 Deed February 24, 1960, recorded March 14, 1960  
Liber 11392 folio 275  
Devisees under the will of Bertha Snyder  
(who died about May 28, 1952)  
To  
Ernest A. Antignani & Leland B. Piper,  
joint tenants

2. Date of erection: Lot 808 (3060-62 M Street): No  
record until 1862-64 assessments. Original house re-  
built to make one of a pair with Lot 807 about 1871  
(opinion based on increase in tax valuation of improve-  
ments on the land).

Lot 807 (3062-64 M St.) John Yerby built a three-story brick house between 1812 and 1836, presumably soon after buying in 1812.

Lots have joined houses with a front common to both apparently built by Francis Wheatley about 1871.

3. Architect: Not known.
4. Original and later plans: Not known.
5. Notes on alterations and additions: The rear brickwork shows alterations in window sizes and use of brick of different periods in remodeling or rebuilding.
6. Important old views: None known.

B. Historical Events Connected with the Structure:

John Peter, owner until 1812 of Lot 807 (3064-66 M St.) was Mayor of Georgetown from 1813 to 1818 (Chronicles of Georgetown, D.C., 1751-1878, by Richard P. Jackson, 1878 P. 59 D.A.R. library)

Lot 808 (3060-62 M St.) was one of a large number of properties in Washington held by the local branch of the Bank of the United States and transferred to a syndicate of prominent citizens (names in item 5 of Lot 808 title chain above) when the Bank's charter expired in 1836: transactions took from 1836 to 1838 to complete. The syndicate disposed of the properties, presumably at a profit. Francis Wheatley bought this one.

Francis Wheatley was co-founder of a substantial lumber business, (first Wheatley & Walker; then Francis Wheatley), office 37 Water Street (3034 K St., N.W.), and became a leading citizen. One of his sons, Samuel E., was a District Commissioner, 1886-1889. A biographical sketch of Samuel refers to his family as "one of the oldest and best known in the District." The sons carried on the lumber business as Wheatley Bros. until about 1903.

In 1901 the firm moved its office to 3062 M Street, N.W., (Lot 808). (See biographical sketch of Samuel E. Wheatley, P. 101, District of Columbia Police, Richard Sylvester, 1874 D.C. Central Library and B859 Sy 5, Washingtoniana Room).

The two buildings were leased to small businessmen operating in the two ground floor stores and to lodgers who occupied the upstairs living quarters. Often the owner of the business and his family lived upstairs. From 1860 to 1876, the store at 83 Bridge Street (3060 M Street) was used by a milliner, a tailor, boot and shoe makers, and for fancy goods; from 1913 to the present, for hardware and furniture, clothing, sport goods, ladies wear, and as a grocery and delicatessen. From 1860 to 1876, the store at 81 Bridge Street (3066 M Street) was used as a clothing store, a drygoods store, and a cigar store; from 1913 to the present, for hardware and furniture (Simon H. Snyder, 2d., 1919-1941), tires, and antiques (Georgetown Flea Market, 1955-64).

Prepared by Henry B. Day  
3252 O Street, N.W.  
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August 31, 1966

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement:

1. Architectural character: If a date as late as 1871 is tenable, the bracketed Italianate style of these unified buildings is slightly retardaire. The substantially unaltered cast-iron west shop front, the delicate detailing of the cast-iron cornice over the shops, and the subtly articulated fenestration of the upper floors make this pair of facades noteworthy.
2. Condition of fabric: Generally in good condition: west shop front is in much better condition than later east shop front. Dependent structures at rear somewhat deteriorated and not as stable as main structure.

### B. Technical Description of Exterior:

1. Overall dimensions: 35'-0" (17'-6" each two-bay unit) x approximately 90' (including eaves) three stories in height.
2. Foundations: Stone.
3. Wall construction: Common bond brick masonry supported on cast-iron front is painted light yellow on east half of (north) facade, light grey on west. Brick is articulated at center by inset indicating party wall and demarcation between halves.



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DC  
GEO  
73-

4. Chimneys: Four brick chimneys (over end walls on each quadrant of building) measure approximately 1'-8" x 4'-4"; two courses of projecting brick cap top of each.
5. Openings:
  - a. Doorways and doors: East shop doorway modern alteration. Hall doorways 3'-3" wide within deep cast-iron reveals and cast-iron flattened segmental-arched soffits. Arched wooden-framed transoms over modern wooden doors. Cast-iron west shop doorway similar in design, but opening is 5'-0" wide. Soffit has same rise as hall doorway soffits. Single-paned double doors under transom. Stone door sill.
  - b. Windows and shutters: East shop windows modern. West shop window has segmental-arched fixed single pane approximately 5'-0" wide set in wooden frame within cast-iron front. Round-arched subsidiary shop window has single fixed pane in wooden frame set in right-hand cast-iron reveal of west hall doorway. Four round-arched double-hung wooden sash windows of second floor are essentially two-over-two-light, but upper sash muntins are arched, having small irregular glazed area above each pair of upper lights. Boldly projecting segmental-arched molded and common brick cornices with molded brick consoles cap windows. Third floor has two pairs of coupled segmental-arched two-over-two-light double-hung wooden sash. Stone sills common to each pair are "supported" by molded brick consoles. Brick rowlock headed moldings with molded brick consoles embrace upper thirds of openings. Two semicircular louvered openings with depressed-arch wooden sills flanked by eaves brackets are set under minor gables to ventilate shallow space under roof. No shutters.
6. Roof:
  - a. Shape, covering: Main roof almost flat monopitch toward rear with minor front gable. Rear all has low gabled roof, north-south ridge. Both roofs appear to be covered with painted tin.
  - b. Framing: Unknown.

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- c. Cornice, eaves: Strongly projecting wooden cornice with low minor gables centered over each half of front is carried on four sets of elaborate paired wooden brackets and four narrower angle brackets of similar but more elongated profile flanking louvered vents under gables.

Lower cast-iron cornice spanning facade above first floor has six cast-iron curvilinear brackets supporting flat wooden-decked tin-roofed overhang. Lower scrolled elements spring from foliate corbels and carry foliate ornaments. Upper portions have foliate pendant bosses. Bold horizontal moldings of cornice project above delicate arcaded corbel table motif with small foliate pendant bosses.

- d. Dormers: None.

C. Technical Description of Interiors:

Recorder unable to secure access to upper interiors... Upper floors apparently have side-hall plans. Straight stair flights full width of hall entrances visible through hall doors from street level. First floor divided into two long, narrow commercial spaces.

D. Site:

1. General setting and orientation: The building faces north onto M Street, Northwest, between Thomas Jefferson and 31st Streets, Northwest, slightly more than one block east of the intersection of M Street and Wisconsin Avenue, in a generally well-kept though not particularly vital section of the Georgetown commercial district. Although not physically overpowering, it is easily one of the most noteworthy structures in the area.
2. Enclosures: None.
3. Outbuildings: None.
4. Walks: Fronts on concrete public sidewalk to north.
5. Landscaping: None.

Prepared by Thomas R. Martinson  
Student Assistant Architect  
National Park Service  
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